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CHANGES IN THE SAN FRANCISCO
HOUSING INVENTORY

1980

Prepared by the San Francisco Department of City Planning

Citywide Findings

In 1980 the City increased its housing stock by a net addition of 852 units (Table 1). This addition was less than the average net addition of 1,070 units for the 10-year period between 1970 and 1980. The below-average net addition to the housing stock in 1980 was reflective of decreased housing construction activity. Completed residential construction fell from 1,516 units to 980 units in 1980 (Table 3). This figure was the lowest recorded since housing data was first collected in 1960.

Consistent with the slump in completions of new residential units was a decline in permitted construction. 1,202 permits were issued for housing units in 1980 (Table 7). This figure was the second lowest in the 10-year period 1970-1980. The year 1975 was the only year which had fewer building permits issued for housing units.

Most of the residential permits issued in 1980 in the Bay Area excluding San Francisco were for single family units (Table 7). This finding was consistent with statistics for the past 8 of 10 years, the 2 exceptional years being 1970 and 1971 when multi-family units exceeded single family units. In contrast, the majority of residential building permits issued in San Francisco throughout the past 10 years have been for units in multi-family structures. In 1980, 84% of the total number of building permits issued for housing units in San Francisco were for units in multi-family dwellings (Table 6).

Similarly, the greatest number of completed units have continued to be in multi-family structures. The year 1980 was no exception -- 71% of the units completed were in multi-family dwellings of 3 or more (Table 3). Even though most of the units completed have been in multi-family structures, 75% of the completed structures were 1- and 2-family dwellings (Table 3). This was also true of the 5 preceding years.

1980 witnessed the lowest percentage of new 1-bedroom units and the highest percentage of studio units completed in any single year between 1975 and 1980 (Table 4). Consistent with the trend of the 4 preceding years, in 1980 2- and 3-bedroom units accounted for over one-half of the completed units.

Table 20 shows data on condominium construction by district for 1980.* Since 1978 when the data was first recorded in this series, condominium construction has increased markedly. The actual number of condominium units built per year increased from 28 in 1978, 278 in 1979, to 423 constructed in 1980. The proportion of condominium units out of total units in structures with 2 or more units has also increased greatly. In 1978 condominium construction only represented 2% of all new units in structures with 2 or more units.

*Data Source: Department of City Planning Administrative files

In 1979, the figure increased to 22%, and in 1980, 50% of all new units in structures with two or more units were condominiums.

78% of the housing units completed in 1980 were by private action (Table 5). This is the second highest percent completed by private action in the past five years. Only 22% of the units completed in 1980 were by public action. The total 218 units completed by public action were in redevelopment areas, the majority of which were in Phase III of Golden Gateway Commons, with the remainder in Western Addition A-2 (Table 5).

In 1980 the estimated construction cost for the new units by public action in redevelopment areas was 22 million dollars. Consistent with the past, private action continues to dominate housing production. The estimated construction cost of housing completed by private action for 1980 was approximately 33 million dollars, constituting 60% of the total construction cost for the year (Table 5).

The past four years have witnessed a departure from the previous trend of demolition (Table 10). Prior to 1977, demolitions were a frequent occurrence, signifying an emphasis on removal rather than rehabilitation. After 1977, demolition became less frequent. 128 units were demolished in 1980. Although the 128 is an increase from 1979, it is the second lowest number of demolitions in the past 14 years.

In 1980 the bulk of the structures torn down were low density structure types of 1- and 2-family. Together their removal accounted for 80% of the year's demolished structures, constituting 43% of the units torn down (Table 8).

Only three structures totaling 16 units were demolished by public action in 1980 (Table 9). The 16 units represent 12.5% of all the units torn down in that year. 1979 was the only year in the period 1967-1980 where public action resulted in fewer demolitions than in 1980.

Five hotel/lodging-house structures, comprising 555 rooms, were demolished in 1980 (Table 11). This removal constitutes the second highest number of demolished rooms in the past five years. Only in 1975 were more rooms removed by demolition. Similar to the past two years, the total number of structures torn down in 1980 resulted from private action.

CORRECTION

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In 1979, the figure increased to 22%, and in 1980, 50% of all new units in structures with 2 or more units were condominium.

60% of the housing units completed in 1980 were by private action (Table 5). Although the datum indicates that private action continues to dominate housing construction, the 60% is the lowest percentage of units completed by private action in the past 5 years. Conversely, public action accounted for a greater percentage of housing completions in 1980 than in any of the previous 5 years. The total 218 units completed by public action were in redevelopment areas, the majority of which were in Phase III of Golden Gateway Commons, with the remainder in Western Addition A-2 (Table 5).

In 1980 the estimated construction cost for the new units by public action in redevelopment areas was 22 million dollars. Consistent with the past, private action continues to dominate housing production. The estimated construction cost of housing completed by private action for 1980 was approximately 33 million dollars; an increase of 9 million dollars constitutes 78% of the total construction cost for the year (Table 5).

The past 4 years have witnessed a departure from the previous trend of demolition (Table 10). Prior to 1977, demolitions were a frequent occurrence, signifying an emphasis on removal rather than rehabilitation. After 1977, demolition became less frequent. 128 units were demolished in 1980. Although the 128 is an increase from 1979, it is the second lowest number of demolitions in the past 14 years.

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District Findings

Annual net changes for each planning district reveal that almost one-half of the planning districts have witnessed a net increase in housing units for each year between 1970 and 1980 (Table 19a). These districts are located in the western areas as well as central and south central areas of the City.

With the exception of Planning District 15, South of Market, all of the planning districts in 1980 had a net increase in housing units (Table 12). Richmond was the district with the greatest net addition of housing units.

Over one-third of the net additions to the housing stock in 1980 were in multi-family structures containing 20 or more units (Table 13). Another 27% of the net additions to the housing stock were in structures with 5-9 units and in buildings with 10-19 units. The Richmond was the district with the greatest net addition in 2 of the 3 building types (5-19 units, 20 and greater), and the Northeast was the area with the greatest net addition of structures with 10-19 units (Table 13).

Single-family houses only accounted for 11.6% or 99 of the net increase of housing units in 1980. The 11.6% shows a decline from the previous year in which single family homes represented 15% of the net addition. In 1980, South Central and Ingleside almost equally had the greatest net addition of single-family homes, 34 and 32 respectively (Table 13).

In 1980, there were 980 housing units certified complete. In each of the planning districts, new units were completed (Table 14). Richmond had the greatest number of completed units. This district also had more buildings with 2-4 units, 5-9 units, and 20 or more units completed than any other district (Table 15). The Northeast, following second to Richmond in the number of units completed, had more completed structures with 10-19 units than any other district. The individual district with the most new single family homes was South Central. This district ranked fourth in the number of units certified complete (Table 14).

Over 60% of the completed units in 1980 were 2- and 3-bedroom (Table 16). The Mission had more 2-bedroom units completed (69) and the Richmond had more 3-bedroom units completed (69) than the other districts. One-bedroom unit accounted for the fewest completions at 13%, of which 61% were in the Northeast (28%), Western Addition (18%), and South Central (15%).

Studio units comprised 96% of the housing completions in the Downtown planning district. In the Mission and Buena Vista districts, 2 bedroom units constituted the majority of completions at 65% and 72%, respectively. In 6 planning districts -- Outer Sunset, Ingleside, South Bayshore, Inner Sunset, South of Market, and Bernal Heights -- 3-bedroom units predominated at 100%, 88%, 87%, 72%, 66%, and 61% of all the completed units within each respective area (Table 16).

In 1980, condominium construction occurred in 12 of the 15 planning districts. 59% of the new condominiums were constructed in 3 districts -- Northeast, Western Addition, and Central (Table 20). Condominiums in the Outer Sunset, Northeast, Inner Sunset, Western Addition, South of Market, Central, and South Central made up 100%, 96%, 88%, 83%, 75%, 74%, and 72% of all the new units in their respective districts.

In 1980, demolitions occurred in 13 planning districts; however, 58% of the housing units torn down had been in the Richmond, South of Market, and Western Addition (Table 17). All of the 33 units torn down in the Richmond were either in single-family or 2-4 unit buildings. 91% of the units demolished in the South of Market were in 1 multi-family structure with 21 units. The units torn down in the Western Addition were in moderate density structures of 2-4 units and 5-9 units (Table 18). Generally single-family houses and 2-4 unit buildings were the types of buildings torn down. Only in the Western Addition, Marina, and South of Market were buildings with greater than 4 units demolished.

TABLE 1

Net Change in Housing Structures and Units, 1980

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	99	99
Two Family	64	128
Three Family	19	57
Four Family	9	36
5-9 Family	16	96
10-19 Family	9	137
20 or More	6	299
Total	222	852

TABLE 2

San Francisco Housing Stock, December 1980

Structure Type (No. of Units)	No. of Units	PerCent
Single Family	104000	32.3
Two Family	40714	12.6
3 to 4 Family	32689	10.1
5 to 9 Family	34392	10.7
10 or More	110390	34.3
Total	322185	100.0

TABLE 3

Housing Units Certified Complete, 1980
by Structure Type

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	141	49.8	141	14.4
Two Family	71	25.1	142	14.5
Three Family	25	8.8	75	7.7
Four Family	11	3.9	44	4.5
5-9 Family	18	6.4	111	11.3
10-19 Family	10	3.5	147	15.0
20 or More	7	2.5	320	32.7
Total	283	100.0	980	100.0

TABLE 4

Housing Units Certified Complete, 1980
by Number of Bedrooms

Unit Type	Number of Units	PerCent
Studio	206	21.0
One Bedroom	132	13.5
Two Bedrooms	277	28.3
Three or More Bedrooms	320	32.7
Bedrooms not Known	45	4.6
Total	980	100.0

TABLE 5

Housing Completion by Public and Private Actions, 1980

	Number of Units	PerCent	Estimated \$ Costs	PerCent
Private Action	762	78	33324442	60
Public Action	218	22	22299000	40
Redevelopment Areas	218	22	22299000	40
Western Addition A-2	168	17	6299000	11
Yerba Buena Center	0	0	0	0
Diamond Heights	0	0	0	0
Hunters Point	0	0	0	0
Golden Gateway Commons (Phase III)	50	5	16000000	29
Public Housing	0	0	0	0
City Total	980	100	55623442	100

TABLE 6

San Francisco Bay Area

Number of Housing Units Authorized
by building permits, 1980

County	Single Family	Multi Family	Total	Estimated Cost *	% Single Family of Total
Alameda	2743	2060	4803	300070.0	57.1
Contra Costa	4566	854	5420	272792.0	84.2
Marin	751	179	930	65937.0	80.8
Napa	320	116	436	28918.0	73.4
San Francisco	190	1012	1202	106016.0	15.8
San Mateo	1201	1106	2307	190303.0	52.1
Santa Clara	5071	2954	8025	447459.0	63.2
Solano	1724	554	2278	116723.0	75.7
Sonoma	1779	672	2451	126175.0	72.6
Total	18345	9507	27852	1654393.0	65.9

* Estimated cost in thousands of dollars

Source: 'Construction Reports', Real Estate Research Council
of Northern California & Security Pacific Bank

TABLE 7

Housing Units Authorized by Building Permit
 San Francisco and the Bay Area, 1975 - 1980

	1980	1979	1978	1977	1976	1975
Total Bay Area	27852	33943	38284	46235	37663	25948
Total Bay Area Minus San Francisco	26650	32110	36230	44699	36041	24806
Total San Francisco	1202	1833	2045	1536	1622	1142
Multi Family Bay Area minus San Francisco	8495	7944	11278	11662	8219	5865
Multi Family San Francisco	1012	1594	1818	1167	1310	866
Single Family Bay Area minus San Francisco	18155	24166	24961	33037	27322	18941
Single Family San Francisco	190	239	227	369	312	276

Source: 'Construction Reports', 1975 - 1980
 San Francisco Bay Area, Dept. of Commerce, Real Estate
 Research Council of Northern Calif. & Security Pacific Bar

TABLE 8
Housing Unit Demolitions, 1980
by Structure Type

Structure Type	... Structures Units ...	
	Number	PerCent	Number	PerCent
Single Family	42	68.9	42	32.8
Two Family	7	11.5	14	10.9
Three Family	6	9.8	18	14.1
Four Family	2	3.3	8	6.3
5-9 Family	2	3.3	15	11.7
10-19 Family	1	1.6	10	7.8
20 or More	1	1.6	21	16.4
Total	61	100.0	128	100.0

TABLE 9
Demolition by Public Action, 1980
by Structure Type

Structure Type	... Structures Units ...	
	Number	PerCent	Number	PerCent
Single Family	1	33.3	1	6.3
Two Family	0	0.0	0	0.0
Three Family	0	0.0	0	0.0
Four Family	0	0.0	0	0.0
5-9 Family	2	66.7	15	93.8
10-19 Family	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	3	100.0	16	100.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1967 - 1980

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as Per Cent of Total
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	156	17	12.5
1976	707	498	70.4
1975	439	296	67.4
1974	774	575	74.3
1973	925	647	69.9
1972	869	432	49.7
1971	557	205	36.8
1970	730	464	63.6
1969	898	570	63.5
1968	628	439	69.9
1967	523	203	38.8
Total	7602	4431	58.3

TABLE 11

Hotel and Lodging-house Rooms Demolished, 1980

No. of Rooms in Building	Public Action	Private Action	Total				
	Str.	Rms.	Str.	Rms.	Str.	Rms.	Units
1-25	0	0	0	0	0	0	0
26-50	0	0	0	2	67	0	67
51-75	0	0	0	0	0	0	0
76-100	0	0	0	1	100	0	100
100+	0	0	0	2	388	0	388
Total	0	0	0	5	555	0	555

TABLE 12

Net Change of Housing Units
 Districts in Rank Order
 San Francisco, 1980

Rank	District Number	District Name	Number of Units
1	1	Richmond	190
2	3	Northeast	103
3	8	Mission	103
4	7	Central	93
5	12	South Central	88
6	5	Western Addition	78
7	4	Downtown	54
8	14	Inner Sunset	42
9	13	Ingleside	41
10	6	Buena Vista	31
11	11	Bernal Heights	23
12	10	South Bayshore	14
13	2	Marina	4
14	15	Outer Sunset	2
15	9	South of Market	-14
Total			852

TABLE 14
 Housing Units Certified Complete
 Districts in Rank Order
 San Francisco, 1980

Rank	District Number	District Name	Number of Units	Percent
1	1	Richmond	223	22.8
2	3	Northeast	112	11.4
3	8	Mission	107	10.9
4	12	South Central	99	10.1
5	7	Central	98	10.0
6	5	Western Addition	96	9.8
7	4	Downtown	54	5.5
8	14	Inner Sunset	46	4.7
9	13	Ingleside	41	4.2
10	6	Buena Vista	32	3.3
11	11	Bernal Heights	28	2.9
12	10	South Bayshore	15	1.5
13	2	Marina	14	1.4
14	9	South of Market	9	0.9
15	15	Outer Sunset	6	0.6
Total			980	

TABLE 17

Housing Units Demolished
 Districts in Rank Order
 San Francisco, 1980

Rank	District Number	District Name	Number of Units	Percent
1	1	Richmond	33	25.8
2	9	South of Market	23	18.0
3	5	Western Addition	18	14.1
4	12	South Central	11	8.6
5	2	Marina	10	7.8
6	3	Northeast	9	7.0
7	7	Central	5	3.9
8	11	Bernal Heights	5	3.9
9	8	Mission	4	3.1
10	14	Inner Sunset	4	3.1
11	15	Outer Sunset	4	3.1
12	6	Buena Vista	1	0.8
13	10	South Bayshore	1	0.8
14	4	Downtown	0	0.0
15	13	Ingleside	0	0.0
Total			123	

TABLE 19
Planning District Trends, 1968 - 1980

Planning District	Completions		Demolitions		Net Change
	Number	%	Number	%	
1 Richmond	2077	10.2	575	8.1	1502
2 Marina	1455	7.1	175	2.5	1280
3 Northeast	2301	11.2	402	5.7	1899
4 Downtown	284	1.4	24	0.3	260
5 Western Addition	4086	20.0	3195	45.2	891
6 Buena Vista	346	1.7	188	2.7	158
7 Central	2821	13.8	95	1.3	2726
8 Mission	678	3.3	294	4.2	384
9 South of Market	648	3.2	430	6.1	218
10 South Bayshore	1113	5.4	1234	17.4	-121
11 Bernal Heights	260	1.3	54	.7	206
12 South Central	1162	5.7	129	1.8	1033
13 Ingleside	1364	6.7	60	0.9	1304
14 Inner Sunset	1272	6.2	114	1.6	1158
15 Outer Sunset	592	2.9	104	1.5	488
Total	20459	100.0	7073	100.0	13386

Source: Changes in the Housing Inventory 1968 - 1980

Table 19a

Planning Districts Annual Net Change 1970-1980

	Planning District				Annual Net Change						
	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970
1. Richmond	190	53	92	147	67	70	113	237	161	108	122
2. Marina	4	13	35	176	-1	154	256	56	98	39	350
3. Northeast	103	66	217	403	195	132	50	108	-9	17	78
4. Downtown	54	-6	0	33	0	0	0	-1	97	97	0
5. Western Addition	78	285	197	136	32	305	681	-353	-54	225	-341
6. Buena Vista	31	11	3	21	9	3	-33	-34	82	52	-23
7. Central	93	201	58	104	98	385	128	525	217	276	75
8. Mission	103	59	44	37	26	9	8	116	9	-49	-35
9. South of Market	-14	271	35	2	-29	-22	243	-50	-7	-9	-57
10. South Bayshore	14	34	235	131	-14	-246	-202	-75	106	-43	-56
11. Bernal Heights	23	22	33	29	41	17	4	7	2	18	13
12. South Central	88	135	95	157	64	171	70	58	58	44	60
13. Ingleside	41	84	51	63	51	830	121	2	15	22	4
14. Inner Sunset	42	159	80	21	187	162	175	17	22	42	60
15. Outer Sunset	2	15	26	20	47	86	66	40	53	101	10
Total	852	1402	1201	1480	773	2056	1680	653	850	940	260

Table 19b

**Citywide Annual Housing Construction and Demolition
1970-1980**

Year	New Construction	Demolition	Net Change
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	940
1970	990	730	260
70-80	17694	5547	12147

Table 20
Condominium Construction By District, 1980

<u>District</u>	<u>No.</u>	<u>No.</u>	<u>No. Units in Structures Completed with 2 or more units</u>	<u>Percent Condominium</u>
	<u>Structures</u>	<u>Units</u>		
1. Richmond	11	47	219	21%
2. Marina	2	5	14	36%
3. Northeast	6	107	112	96%
4. Downtown	0	0	54	0
5. Western Ad-dition	17	79	95	83%
6. Buena Vista	3	15	31	48%
7. Central	8	62	84	74%
8. Mission	5	17	99	17%
9. South of Mar-ket	3	6	8	75%
10. South Bayshore	0	0	0	0
11. Bernal Heights	1	8	17	47%
12. South Central	5	41	57	72%
13. Ingleside	0	0	9	0
14. Inner Sunset	1	30	34	88%
15. Outer Sunset	3	6	6	100%
Total	65	423	839	50%